

KANSAS

Kansas State Historical Society
Cultural Resources Division

KATHLEEN SEBELIUS, GOVERNOR

CERTIFICATION OF STATE REGISTER LISTING

The Register of Historic Kansas Places includes all Kansas properties nominated to the National Register as well as lower threshold properties, which are listed on the state register only.

Property Name: Kaufman Building
Address: 208-212 South Market, Wichita, KS 67202
County: Sedgwick County

Owner(s): DGL Investments, LLC
Address: 2735 Cheshire Lane N, Plymouth, MN 55447

This nomination was approved by the Kansas Historic Sites Board of Review for the Register of Historic Kansas Places on November 18, 2006.

I hereby certify that this property is listed on the Register of Historic Kansas Places.



Patrick Zollner, Deputy State Historic Preservation Officer

11/20/06
Date

Register of Historic Kansas Places

Registration Form

This form is for use in nominating individual properties and districts. The format is similar to the National Register of Historic Places form. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets. Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

Historic name Kaufman Building

Other name/site number _____

2. Location

Street & number 208-212 S. Market☐ not for publicationCity or town Wichita☐ vicinityState KansasCode KSCounty SedgwickCode 173Zip code 67202

3.4. Certification

I hereby certify that this property is listed in the Register of Historic Kansas Places.

Patricia J. Solman DSHPO11/20/06

Signature of certifying official/Title

Date

5. Classification

Ownership of Property

(Check as many boxes as apply)

- ☒ private
☐ public-local
☐ public-State
☐ public-Federal

Category of Property

(Check only one box)

- ☒ building(s)
☐ district
☐ site
☐ structure
☐ object

Number of Resources within Property

(Do not include previously listed resources in the count.)

Contributing

Noncontributing

1

buildings

sites

structures

objects

1

total

Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions

(Enter Categories from instructions)

COMMERCE/TRADE: businessGOVERNMENT: government officeCOMMERCE/TRADE: professionalCOMMERCE/TRADE: specialty store

Current Functions

(Enter categories from instructions)

VACANT/NOT IN USE

7. Description

Architectural Classification

(Enter categories from instructions)

LATE 19TH AND EARLY 20TH CENTURY AMERICAN
MOVEMENTS: Commercial Style

Materials

(Enter categories from instructions)

Foundation: CONCRETE

Walls: CONCRETE; BRICK; STONE

Roof: ASPHALT

Other:

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable Criteria

(Mark "X" in one or more boxes for the criteria qualifying the property for the State Register)

- ☒ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

Areas of Significance

(Enter categories from instructions)

AGRICULTURE

COMMERCE

POLITICS/GOVERNMENT

ARCHITECTURE

Period of Significance

1923-1956

Significant Dates

1923, 1937

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Eberson and Weaver (Architects)

George Siedhoff (Contractor)

9. Major Bibliographical References

Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- ☐ preliminary determination of individual listing (36 CFR 67)
has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☐ Other

Name of repository: _____

10. Geographical Data

Acreage of Property less than 1 acre

UTM References

(Place additional UTM references on a continuation sheet.)

1	1	4	6	4	6	6	9	8	4	1	7	2	2	0	1
Zone			Easting						Northing						
2															

3															
Zone			Easting						Northing						
4															

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

Name/title Christy Davis

Organization Davis Preservation Date 9/28/06

Street & number 2416 SW Sunset Court Telephone 785-213-1369

City or town Topeka State KS Zip code 66604

Property Owner

Name DGL Investments, LLC (contact Michael Elzufon - Real Development)

Street & number 2735 Cheshire Lane N. Telephone 316-771-7100/763-235-3100

City or town Plymouth State Minnesota Zip code 55447

Register of Historic Kansas Places Continuation Sheet

Section number 7 Page 1

Kaufman Building
Wichita, Sedgwick County, Kansas

Narrative Description

The Kaufman Building (c. 1924), located at 208-212 S. Market Street in Wichita, Kansas (population 354,617), is being nominated to the Register of Historic Kansas Places as an example of architect-designed early twentieth-century fire-proof commercial construction. It is also being nominated for its association with Wichita's role as a wholesale wheat trading center during the 1920s.

Setting

The Kaufman Building is located at 208-212 South Market, two blocks south of Douglas Avenue, downtown Wichita's main thoroughfare. The block was developed in the 1910s and 1920s. Historically, auto-related structures, from garages to dealerships, surrounded the Kaufman Building. Directly north was the York Rite Temple, which, like the Kaufman Building, was designed by architects Eberson and Weaver. The construction of the York Rite Temple immediately followed that of the Kaufman Building.¹ Many of the auto-related buildings from the early twentieth century have been demolished. Most of the block's remaining buildings house offices.

Overall

The Kaufman Building is a T-shaped two-part commercial block completed in 1924 from plans by the architecture firm Eberson and Weaver. The four-story building is reinforced concrete construction with concrete frame and floors, a brick façade and brick curtain walls on the side and rear elevations. The building is nine bays wide. The windows on the front elevation have stone sills and brick lintels with stone keystones. The windows on the façade, originally designed as 12/1 double-hung wood windows, have been replaced with 1/1 double-hung metal windows. The windows on the rear and side elevations, which are original, are 3/3 steel double-hung sash with wire glass on the upper sash. Originally, there were three storefronts with pedestrian entries in addition to the principal entrance on the south end of the building's façade. This off-center main entry, which provides access to the main stair, is the main elevation's only departure from symmetry.

West (Front) Elevation

The front elevation of the Kaufman Building is nine bays wide. The first of the four floors was originally divided into three storefronts. All three storefronts featured plate glass windows and ventilated prismatic glass transoms. The northernmost storefront, with a centered entry, spanned the first three bays. The second storefront, with a centered entry, spanned the second three bays. The principal entrance, with its double door and half-round transom, accentuated the seventh bay. The architects delineated the principal entry with a stone arch and carved stone design which carried through to the second-floor window above the main entry. The final storefront spanned the width of the final two bays.

¹ Wichita Eagle. 13 May 1923, 1A.

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Kaufman Building
Wichita, Sedgwick County, Kansas

In the 1970s, the original storefront was enclosed and covered with stucco panels. In addition, the arched entry was covered and finished with stucco. In 2006, the current owners removed the non-compatible materials and rehabilitated the storefront in a manner compatible with the original storefront. All three historic storefronts were opened and new metal storefronts installed in the original brick openings. They installed a pedestrian entrance in the center of the three storefronts. The arched principal entrance opening was restored and a new compatible storefront entry installed.

A projecting stone band divides the first-floor from the building's upper stories. Windows pierce each of the second floor's bays. With the exception of that on the entry bay, the second-floor windows have arched brick lintels with stone keystones. The arches enclose a geometric brick design. In contrast to the other second-floor windows, the entry bay window is surrounded with a decorative stone design.

The fenestration on the third and fourth floors mirrors that on the first floor. However, each floor's windows have a unique pattern. Unlike the second-floor windows, which are crowned by arches, the third-floor windows have basic brick lintels with keystones. The sills on the second-floor windows span the width of the windows. On the fourth floor, a horizontal stone band that separates the third and fourth floors doubles as the lintel for each of the fourth-floor windows.

A projecting stone band separates the fourth floor from the parapet that caps the building's roofline. Whereas the field brick on the second through fourth floors lies on a single plane, the brickwork on the parapet lies on multiple planes, delineating the building's bays and adding visual interest. The space between each two windows extends into the parapet in the form of an understated pilaster. There is a stone shield applied to the center of the spaces between these pilasters. The seventh bay of the parapet reflects the overall bay's status as an entrance bay. The parapet in this bay projects to the plane of the pilasters on other bays. The cap follows the shape of two stone curved caps that meet at a vertical rope-shaped stone element.

South (Side) Elevation

Historically, there was a one-story garage building to the south of the Kaufman Building. Although the front elevation of this adjacent building has been significantly modified, a stepped parapet on the rear brick elevation suggests that the existing building may be the same structure. The adjacent office building conceals the first two floors of the exterior of the building's south elevation. However, the upper two stories are exposed. The south elevation lies on two planes, a west half and east half, each of which is divided into four bays. On this secondary elevation, the building's reinforced concrete structure is visible. The curtain walls within the concrete structure are filled brick, which is pierced with windows. Each of the bays on each of the third and fourth floors has two windows. All of the windows on this elevation are original. They are 3/3 steel sash with brick lintels. The elevator tower, which pierces the roofline, is visible from this view. The parapet is capped with glazed clay tile.

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Kaufman Building
Wichita, Sedgwick County, Kansas

East (Rear) Elevation

Historically the east elevation was visible only from the alley as there were many auto-related structures to the building's east. These adjacent buildings have been demolished, making the east elevation clearly visible from a parking lot to the east. Like the south elevation, the east elevation has a minimal level of finish. The principal feature on this elevation is a large steel fire escape. As on the south elevation, the reinforced concrete is exposed on the east elevation. The concrete structure is infilled with brick, which is pierced with windows. Unlike that of the south elevation, the fenestration follows an irregular pattern. From the east, the east elevation of the south-projecting bay is visible. There are single windows on each floor. The first floor of the main section of the building, which is painted white, has six window openings and four door openings. There are seven windows and a door on the second floor; six windows and a door on the third and fourth floors. The majority of the windows are 3/3 double-hung steel sash. Three of the windows are 2/2 double-hung steel sash.

North (Side) Elevation

The building to the north blocks an overall view of the north elevation. However, there is a small lightwell on the east side between the Kaufman Building and the adjacent building to the north. The appearance and fenestration of this elevation reflects that of the south elevation. Four bays face north. The east elevation of the front end of the Kaufman building is also visible from the lightwell. There are 2/2 steel windows in this east-facing niche.

Interior

Overall – The architects did not specify floorplans and finishes in the original drawings for the first, third and fourth floors. The drawings indicate that the spaces were left flexible to accommodate future tenant needs and finishes. Besides the space on the second floor, which was finished for the Internal Revenue Service, the only other finishes called out on the original plans were plaster on perimeter and stair tower walls; wood baseboards, also on perimeter and stair-tower walls; and crown molding within the stair tower. Beyond the stair and elevator tower, many of the extant interior walls and finishes on all floors are non-historic. Non-historic materials include wood paneling, wallpaper, wallboard, framed walls, vinyl base, suspended acoustical tile ceilings, and carpeting. These non-historic materials date from various time periods from the 1960s to 1990s. These changes have not gained significance in their own right and generally do not interfere with the original interior features such as the plaster walls and baseboards on perimeter walls. These non-historic finishes are reversible. Current rehabilitation plans call for the reversal of all non-historic materials.

Generally, the west end of the building features enclosed spaces. The east end is generally more open, with only furred-out columns interrupting the open space. Current rehabilitation plans call for the removal of all non-historic materials and features and rehabilitation of interior spaces.

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Kaufman Building
Wichita, Sedgwick County, Kansas

First Floor – The original drawings for the Kaufman Building did not specify a floor plan for the first floor. The only enclosed space indicated in the original drawings was the stair tower and elevator tower, both off of a small lobby with a vestibule. This lobby space, stair and elevator are still extant. The stair and elevator are formed steel with steel frames. The interior walls are plastered. Since the time of the original construction, the space outside of the lobby and towers has been finished with non-historic materials to house various offices. Current rehabilitation plans call for compatible rehabilitation of these spaces.

Second Floor – The architects designed this space to house the offices of the Internal Revenue Service. This was the only floor for which the original drawings specified a floorplan and materials. Outside the enclosed corridor was a large public lobby with a service counter surrounded by workspaces. Workspaces and enclosed offices and storage rooms lined the perimeter walls. A vault, restrooms and locker area were located in the southeast corner.

Third Floor – Like those for the first floor, the original plans for the third floor called for open space. The architect did not specify interior walls other than those enclosing the stair corridor. The lobby space, stair and elevator are still extant. The stair and elevator are formed steel with steel frames. Since the time of the original construction, the space outside of the lobby and towers has been modified with non-historic materials to accommodate various uses over time.

Fourth Floor – The fourth floor followed the same plan as the third floor. In fact, it was not given its own sheet in the original drawings. The lobby space, stair and elevator are still extant. Since the time of the original construction, the space outside of the lobby and towers has been modified with non-historic materials to accommodate various uses over time.

Summary

The Kaufman Building's reinforced concrete construction provided the flexibility necessary to accommodate multiple tenants. Extant original features include original steel windows on three of the four elevations, historic plaster perimeter walls, and baseboards. However, because the building served multiple tenants throughout its history, the building's interior was modified over time. It is because of these modifications that the building is being nominated to the Register of Historic Kansas Places instead of the National Register of Historic Places.

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Kaufman Building
Wichita, Sedgwick County, Kansas

Statement of Significance

The Kaufman Building, completed 1924, is being nominated to the Register of Historic Kansas Places as an example of architect-designed fireproof early twentieth-century commercial architecture and for its association with Wichita's role as a wholesale wheat trading center during the 1920s.

Hilbert Kaufman (1860-1929) and the Wichita Grain Market

Hilbert Kaufman, who commissioned the Kaufman Building in 1922, was born in Ohio in 1860.² By 1880, his family was living on a farm in Jennings, Kansas. By 1910, Hilbert had been married and widowed - and was boarding in Wichita with his three children, Lurline, Florence and George. In Wichita, Hilbert entered the grain business and rose to the position of president of Scott-Stevens Grain Company (also called as Stevens-Scott Grain Company). The company was organized by Williston Jacob Stevens in 1902.

During his career, Kaufman witnessed an unprecedented period of growth in the state's grain industry. Between 1890 and 1895, Wichita was the "greatest wagon wheat market in the United States." As the railroad network reached the region's rural communities, the city became a wholesale wheat trading center. In 1903, Williston Jacob Stevens was one of the fourteen founders of the Wichita Board of Trade, the state's first grain exchange. He was also the board's first president. When Stevens retired from his grain company in 1916, Hilbert Kaufman, who had married his second wife Lottie the year before, was named the company's president. By that time, the receipts from Board of Trade members had ballooned from 6,874 carlots in 1910 to 19,783 in 1916. Board members profited greatly from increased production, sales and record-high grain prices during World War I. In 1924, the year the Kaufman Building was completed, receipts reached 22,036 carlots. The growing wheat market also boosted Wichita's milling industry. By 1928, Wichita was the fifth-largest milling market in the United States (after Minneapolis, Buffalo, Kansas City and Portland, Oregon) and grain executives like Hilbert Kaufman had amassed small fortunes.³

In 1922, Kaufman announced plans to build a "two or three story brick building with 100 foot frontage on Market street, just north of Sunflower Garage, 222 South Market."⁴ By the time of the building's completion in 1924, the project's scope had expanded from "two to three stories" to four stories. There was no shortage of potential tenants in the boom years. Kaufman's commercial building

²Edmund West, comp. Family Data Collection - Individual Records [database on-line], (Provo, UT: MyFamily.com, Inc., 2000).

³A. E. Janzen, "The Wichita Grain Market," Kansas Studies in Business, (Lawrence, Kansas: School of Business, no. 8, June 1928).

⁴Wichita Beacon, 13 September 13.

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Kaufman Building
Wichita, Sedgwick County, Kansas

provided office space for a growing number of wheat-related organizations and businesses that flocked to the community. In addition to Kaufman, who officed in the building, 1925 occupants included the Kansas Co-op Wheat Marketing Association, the Kansas Wheat Growers Association, and the Wheat Growers' Journal.

Unfortunately, the boom did not last. By 1927, Board of Trade Receipts had fallen to 16,459 carlots. All markets suffered when the stock market crashed in 1929. The drought conditions that followed dealt an additional blow to the wheat market. According to Wichita State University's Geology Department, the dust storms brought 5 million tons of dust to the atmosphere over the city of Wichita.⁵ In 1932, the price of wheat fell as low as twenty-five cents per bushel. Kaufman, who died March 8, 1929, did not live to see the worst years. After Hilbert's death (by 1930), Lottie Kaufman left Wichita. In 1937, the newspapers reported that the New York Life Insurance Company had filed a deed to the Kaufman Building - that they had foreclosed on the mortgage more than a year before.⁶

Eberson and Weaver

Hilbert Kaufman hired the architecture firm of Eberson and Weaver, a Chicago-based firm that was designing buildings in Wichita during the 1920s, to design his commercial building.

John Eberson (1875-1954) was born in Romania in 1875 and immigrated to the United States in the early twentieth century after studying at the University of Vienna. Eberson came to United States after escaping from prison, where he was held for disagreeing with a superior military officer. Eberson first lived in St. Louis, where he practiced painting and stage design. He soon began designing buildings, planning his first theater, the Jewel Theater in Hamilton, Ohio, in 1909. In 1910, Eberson opened an architecture practice in Chicago. His background as a stage designer gave him an edge in the growing niche of movie theater design. In the 1920s, Eberson ushered in a new era in theater architecture creating a technique called "atmospheric theater" design, which he employed for the first time in his 1921-22 plans for Wichita's Orpheum Theater (National Register of Historic Places). As he expanded his successful practice in the 1920s, Eberson earned the nickname "Valentino of cinema design." Eberson worked throughout the nation from his Chicago office. In 1929 (or 1926 – sources vary), he moved the practice to New York. Unfortunately, architecture commissions dried up after the stock market crash. During the mid-1930s, Eberson cast off his atmospheric style with its traditional trappings tied to 1920s excesses and subscribed to the Art Moderne Style, which he used for the Penn Theatre in Washington DC. In addition to theater buildings, Eberson designed a number of high-rise office buildings, including the Olympia Theater and Office Building in Miami (10 stories, 1925), Niels Esperson Building in Houston (32 stories, 1927), The Majestic Building in San Antonio (18 stories,

⁵ Craig Miner, Kansas: The History of the Sunflower State, 1854-2000, (Lawrence, Kansas: University Press of Kansas, 2002), 275.

⁶ Wichita Beacon, 5 December 1937, 7.

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Kaufman Building
Wichita, Sedgwick County, Kansas

1929), Central National Bank Building in Richmond (23 stories, 1930) and the Mellie Epperson Building in Houston (19 stories, 1941).⁷

Harry Weaver (1875-1968) came to Wichita in 1921 or 1922 to supervise the construction of the Orpheum Theatre for Eberson and Weaver Architects. When the building was completed, Weaver established a Wichita branch office of the firm, which officed in the Orpheum Building. While Eberson and Weaver were developing plans for the Kaufman Building, they were also completing plans for the York Rite Temple Building, the ten-story structure located to its north. It should be noted that the York Rite Temple was designed to house an open-air theater on its roof. In addition to the York Rite Temple, the firm's other Wichita buildings include the Shirkmere Apartments (1924) at 256 N. Topeka and the Crestview Country Club (1924). Primary sources suggest that Harry Weaver remained in Wichita until his death in 1968.⁸ Eberson and Weaver maintained an office on the third floor of the Kaufman Building for the first few years following the building's completion. Architecture commissions dried up after the stock market crash. In the 1930 census, Harry Weaver listed "postal clerk" as his profession.⁹

George Siedhoff (1878-1966)

For the construction of his building, Kaufman hired George Siedhoff, Wichita's premier contractor during the roaring 1920s. Kaufman had likely encountered Siedhoff in 1921 when Siedhoff constructed a building for the Board of Trade at 120 S. Market.¹⁰ Siedhoff was born in St. Louis in 1878. In 1905, he moved to Virginia where he worked in the construction industry. In 1908, he moved to Kansas City. Through the years, Siedhoff built a reputation as an expert in the latest structural technique: reinforced concrete construction. After receiving the contract to build structures for the Standard Oil Company (1916), Siedhoff moved to Wichita in 1917. He used his concrete construction expertise to build some of the city's highest profile buildings, including the Board of Trade (1921, NRHP), Hillcrest Apartments, Allis Hotel (demolished), Broadview Hotel (which he also owned), Innes Furniture Warehouse (NRHP), and United States Post Office and Federal Building (NRHP). Siedhoff also constructed residential buildings, including a number of homes in Wichita's College Hill neighborhood.

⁷ "John Eberson," Emporis Online Buildings Database, emporis.com.

⁸ Social Security Death Index, ancestry.com.

⁹ "Shirkmere Apartments," *Wichita Beacon* 20 April 1924. "John Eberson," *Emporis Buildings* www.emporis.com/en/cd/cm/?id=100180. "John Eberson's Deco Dream," www.victoriansecrets.net/eberson.html. Dennis Sharp, *The Picture Palace* (New York: FA Praeger, 1969). "Discover Historic Wichita!" (City of Wichita: 2002).

¹⁰ Although the Wichita Board of Trade Building, also known as the Wheeler, Kelly and Hagner Building, was designed by Richards, McCarty, and Bulford Architects of Columbus, Ohio, it bears a resemblance to the Kaufman Building – and may have served as a model for the Kaufman Building. "Discover Historic Wichita," 59-60.

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Kaufman Building
Wichita, Sedgwick County, Kansas

The 1920s were good to George Siedhoff, whose success the Wichita Beacon lauded:

During the past year Mr. Siedhoff has constructed more than a million dollars worth of buildings in Wichita, including the county jail, Shirkmere hotel, Kaufman building, Western Newspaper building, Luling Laundry, electric plant for Red Star Mill, addition to the Beacon Building, W. A. Dye Building, and Dan Callahan's residence.¹¹

Siedhoff worked with Eberson and Weaver Architects on both the Kaufman Building and Shirkmere Hotel.

Heavily invested in boom-time interests, Siedhoff went bankrupt after the stock market crash. In 1938, he was forced to sell the Broadview Hotel, managed at the time by his daughter Viola Siedhoff.¹² By then, Siedhoff had sold his construction company and left Wichita to live in Emporia, where he died in 1966.¹³

Reinforced Concrete Construction

By the time he constructed the Kaufman Building in 1923-24, George Siedhoff was known as an expert in reinforced concrete construction. Among his earlier reinforced concrete buildings was the Innes Furniture Warehouse (National Register of Historic Places). Both the Innes Furniture Warehouse and the Kaufman Building were the products of an evolving early-twentieth-century architectural trend that took its cues from construction methods developed for use in Chicago high-rises and early industrial buildings.

Prior to the late nineteenth century, massive construction limited the expression of architects and engineers. Nineteenth-century technological developments, such as the introduction of cast-iron skeletal structural systems, greatly expanded design possibilities. The first building types that benefited from this technology were transportation-related structures engineered by Europeans for use by railroads and industry. The "metal skeleton" method of construction spread to the United States, where architects employed the technique in rebuilding Chicago after the infamous 1871 fire. From the ashes rose the nation's first skyscrapers, buildings such as Daniel Burnham's Reliance Building (1895) and Louis Sullivan's Carson, Pirie, Scott and Co. Store (1904).

In the early years of skeletal design, most architects struggled to fully express its design potential. Public expectations about structural stability, honed by a steady diet of Richardsonian Romanesque

¹¹ Wichita Beacon, 2 January 1924.

¹² Wichita Beacon, 22 April 1938. Wichita Eagle, 22 April 1938.

¹³ "Discover Historic Wichita."

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Kaufman Building
Wichita, Sedgwick County, Kansas

architecture, left designers scrambling to add weight to the open shells. At the same time, architects had not yet broken from the trend to add superfluous details. They created the look of carved stone, cornices, and columns within the cast-iron medium. Although architects were beginning to break from traditional styles in the construction of industrial buildings, such as the Innes Furniture Warehouse (called a "daylight factory"), they continued to use traditional fenestration patterns and forms for non-industrial buildings like the Kaufman Building.

After the 1911 New York Triangle Shirtwaist Factory fire, which killed 146 people, Progressive-era reformers advocated for fire-safety building codes. Steel frames alone were not fire resistant. But engineers/architects developed a fireproof skeletal system using steel in tandem with concrete. The result was a revolutionary structural system called ferroconcrete. Ferroconcrete, concrete reinforced with steel bars or metal netting, was invented in 1849. But the material was not used to its full potential until the early twentieth century. First widely promoted in 1907 when Atlas Portland Cement Company of New York published a book entitled Reinforced Concrete in Factory Construction, ferroconcrete could be used for both structural framing and finish material. Leaving the concrete unsheathed, like it is on the Innes Furniture Warehouse, was desirable as ornamentation was seen as an unnecessary and expensive fire hazard. Ferroconcrete's smooth finish conformed to the taste of International Style architects as well who preferred smooth stucco or glazed terra cotta to archaic brick. But the technique was also useful for the efficient fire-proof construction of Commercial Style structures to be clad in brick.

Some architects used ferroconcrete for every structural member of their designs – vertical exterior supports, floors, and interior support columns. The columns were typically squared with uniform width from the floor or column base to the capital. Although they ranged in appearance, columns were very plain. Columns were the only interior structure necessary in reinforced concrete skeleton buildings. This technological advancement made the buildings well-suited for warehouse space as in the case of the Innes Furniture Warehouse – but also allowed for flexibility of interior office plans, as in the case of the Kaufman Building.¹⁴

The Commercial Style

The exterior of the Kaufman Building represents the early twentieth-century Commercial Style. This style is most often seen in downtown commercial buildings from the 1910s and 1920s. Unlike their nineteenth-century predecessors, these buildings feature simple lines, without applied or projecting decorative elements such as elaborate cornices. These buildings had an emphasis on fire-resistance with fire-proof materials such as reinforced concrete, brick and steel. In addition to their clean lines,

¹⁴ Betsy Bradley, The Works: the industrial architecture of the United States (New York: Oxford University Press, 1999). Renyer Banham, A concrete Atlantis: U. S. industrial building and European modern architecture, 1900-1925 (Cambridge, Mass: MIT Press, 1986). Christy Davis, "Innes Furniture Warehouse" Statement of Significance.

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Kaufman Building
Wichita, Sedgwick County, Kansas

Commercial Style buildings are defined by a number of exterior features such as parapets capped with squared-off stone or concrete, rough brick with raked mortar joints, and double-hung windows with square upper and lower sashes – in contrast to the tall, narrow windows seen in late-nineteenth-century commercial buildings. These windows can be 1/1 double-hung sash, or a multiple-pane upper sash over a single-pane lower sash. Stylistic elements were limited to brick corbelling or the incorporation of integrated decorative masonry elements such as geometric stone patterns or applied terra cotta.

Like other Commercial Style structures, the Kaufman Building features geometric masonry patterns including applied carved decoration, multiple-pane sash, rough brick with raked mortar joints, and a capped parapet at the roofline. The building's reinforced concrete structure, brick façade and curtain walls, and steel windows are attributes common among fire-proof commercial construction that became the norm during the Progressive Era.

The Kaufman Building falls into a type of commercial architecture identified by Richard Longstreth as the two-part commercial block. Two-part commercial blocks became common in the late nineteenth century when multi-story buildings began to serve multiple functions. Generally, two-part commercial blocks house storefronts on the first level and a secondary function – such as housing, hotel, or office space – on the upper stories. Like many such two-part commercial blocks, the Kaufman Building was designed for storefronts on the first floor and offices on the upper levels.¹⁵

The Kaufman Building

In September 1922, Hilbert Kaufman announced plans to build a 100-foot-wide “two or three story brick building” on Market Street.¹⁶ That year, he commissioned Eberson and Weaver to design his new building. Excavation began in April 1923.¹⁷ By May, both the Kaufman Building and the McClellan Hotel, on the northeast corner of the same block (Block 35) were under construction and the paper announced that work on the “eight story York Rite Temple” to the north of the Kaufman Building would begin when the Kaufman Building was completed.¹⁸ By July, the Kaufman Building was nearing completion. According to the Wichita Beacon, the “interior work [was] being rushed and the “exterior [was] completed except for the front.”¹⁹ The Kaufman Building was completed in 1924.

As noted in the narrative description, Eberson and Weaver designed the second floor to house the offices of the Internal Revenue Service. The remainder of the building served a wide variety of

¹⁵ Richard Longstreth, The Buildings of Main Street: A Guide to American Commercial Architecture, updated edition (New York: Alta Mira Press, 2000).

¹⁶ Wichita Eagle, 13 September 1922, 5.

¹⁷ Wichita Beacon, 11 April 1923, 9.

¹⁸ Wichita Eagle, 13 May 1923, 1A. Wichita Eagle, 13 May 1923, 1A.

¹⁹ Wichita Beacon, 8 July 1923, B-2.

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Kaufman Building
Wichita, Sedgwick County, Kansas

tenants. Below is a list of tenants and office numbers in 1925, the first year the building was listed in the City Directory:

212	Kansas Co-op Wheat Marketing Association
2 nd Floor	IRS
302	Eberson and Weaver Architects
304	Oil Company
311	General Realty Co.
312	Kansas Wheat Growers Association
315	Wheat Growers Journal
316	Kansas Cooperative Wheat Marketing Association
401	AB Russel, Advertising Agent
402	The Bradstreet Commerce Agency
403	Kansas Underwriters Insurance – Mo-Kan-Okla Adj. Co
404	Henry Benfer, Commercial Artist/Capital Life Insurance Co.
405	The Union Insurance Co.
407	Regina Corp.
408	CC Bayless, Oil Prod./Hilbert Kaufman
414	LB Lamber Radio Sup.
415	AM Mida, Chiropractor

By 1930, after the crash and Kaufman's death, four of the building's office suites were vacant. Eberson and Weaver had apparently closed their Wichita architecture office by 1930. In 1936, the New York Life Association foreclosed on the building's mortgage. They took possession of the building in 1937. Throughout the 1930s and 1940s, Midland Abstract Company occupied the storefront level. By 1937, all of the wheat and grain-related organizations and businesses, along with the IRS, had moved out. Still, the vast majority of the office suites were occupied. Many of the 1937 tenants were the type of businesses that weathered the depression – including the Wichita Retail Credit Association, Wichita Retail Collection Department, National Consumer Credit Reporting Corporation, Southwestern Reference Bureau Employment Agency.

Throughout the mid twentieth century, the building continued to house a variety of business types, many of them related to oil production, insurance, and credit industries. Offices of note during the 1930s, 1940s and 1950s included the Boy Scouts of America (Suites 403-404), National Youth Administration (a New-Deal era organization), Girl Scouts (Suite 402), Safeway Stores office, KU Extension office, Hershey Chocolate Corp., and TWA District Office. Other occupants included the Kaufman Cigar Stand and Kansas Refreshment Stand #4 (Service for the Blind, both in the lobby). During the late 1940s, a bowling alley was located on the third floor.

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Kaufman Building
Wichita, Sedgwick County, Kansas

Similar businesses occupied the building into the 1970s. By 1970, Greater Wichita, Inc. was located in Suite 412. It remained in the building at least through the 1970s. Credit Bureau of Wichita occupied space in the building in the 1960s, 1970s and 1980s and likely carried out the storefront renovation during the 1970s. The building was vacant by 1996, when it was placed on the auction block. The property is now owned by DGL Investments and is being redeveloped by Real Development based in Minnesota.

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Kaufman Building
Wichita, Sedgwick County, Kansas

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Wichita Beacon

Wichita City Directories, 1925-1979.

Wichita Eagle

1880 U. S. Federal Census

1910 U. S. Federal Census

1920 U. S. Federal Census

1930 U. S. Federal Census

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Kaufman Building
Wichita, Sedgwick County, Kansas

Verbal Boundary Description

The Kaufman Building is located at 208-212 S. Market Street on Lots 20, 22 and 24 of Greiffenstein's Addition to the City of Wichita.

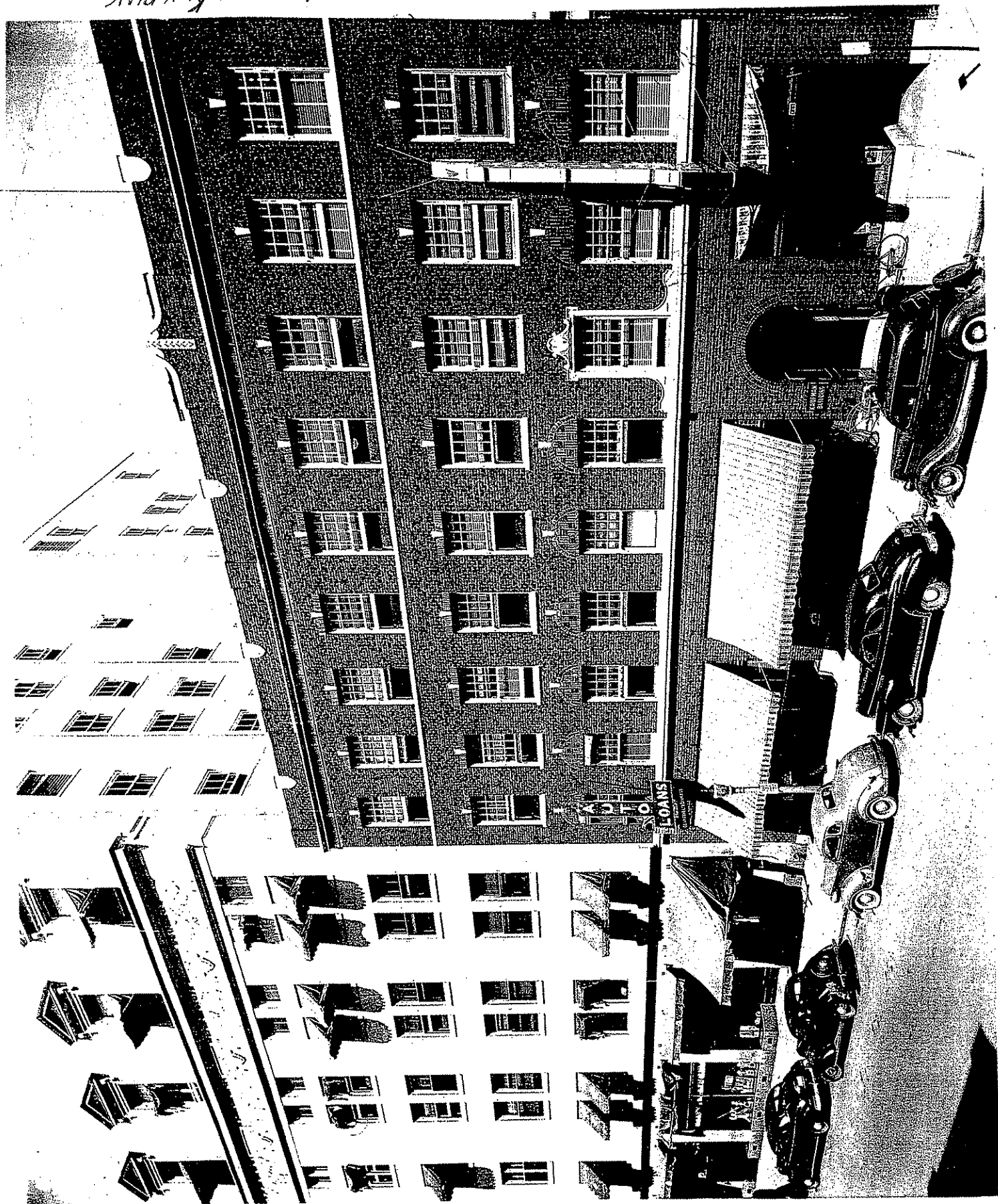
Boundary Justification

The building covers the three above-mentioned lots. These are the original boundaries of the property and the current legal boundaries of the property.

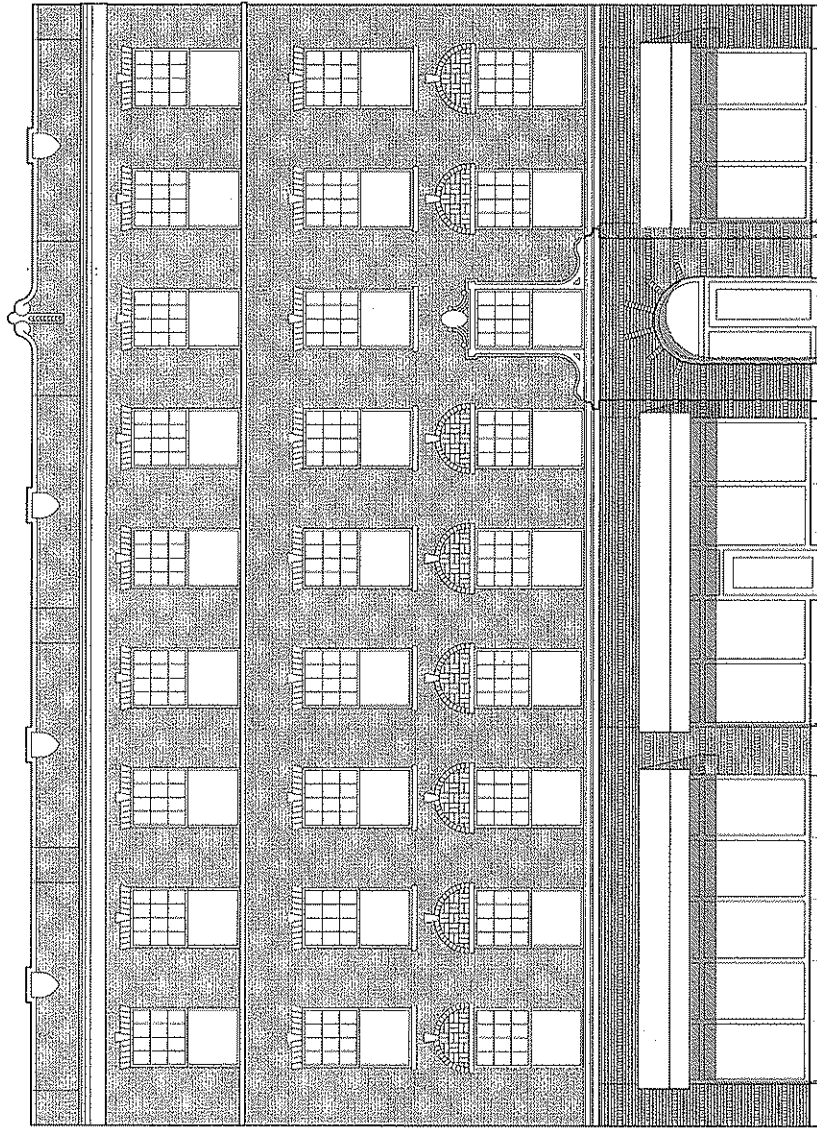
Photo Log

Photo 1	Front (West) Elevation, prior to rehabilitation
Photo 2	Side (South) Elevation
Photo 3	Rear (East) Elevation
Photo 4	Side (North) Elevation
Photo 5	Stair/Elevator Tower, First Floor
Photo 6	Open Office Space (Typical first through fourth floor)
Photo 7	Close-up of steel window (Typical on side and rear elevations)
Photo 8	Enclosed Office space on west end (Typical)
Photo 9	Original Elevator and Mail Drop (Typical, 2 nd , 3 rd and 4 th floors)
Photo 10	Crown Molding in Stair/Elevator Tower (Typical)
Photo 11	Some Historic Doors

Kaufman Building
circa 1940



In Progress



FRONT ELEVATION